



Planning Communicator

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Planning Commission Bids Farewell to Assistant Director Robin Ransom

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"Don't act your age [in retirement]. Act like the inner young person you have always been."— J. A. West

June 17, 2011 marked the end of a 34-year County career for Sara Robin Ransom, Assistant Director, Planning Commission Office. Robin began her career with the Planning Commission Office on November 15, 1976 and continued, with brief absences following the birth of her children, until her retirement. During her County tenure, spent entirely with the Commission office, Robin served in a variety of positions. Starting as the Clerk-Typist II/ Receptionist, she answered telephones, responded to information requests, processed land-use notifications and developed a mail filing system that is still in use today. From November 1977 to June 1979, she served as a Secretary I where she attended Commission meetings, transcribed verbatim transcripts and prepared summaries and minutes of Commission proceedings. Following her promotion to Clerk to the Planning Commission/Office Service Manager II, which she had held from June 1979 to February 1989, Robin continued to attend Commission and Committee meetings, wrote *Instructions for Preparing Notifications* for public hearings held by the

Commission and Board of Supervisors, edited meeting summaries and minutes prepared by clerical staff, transcribed verbatim transcripts of PC actions, supervised and assigned work to clerical staff and verified accuracy of notification to abutting land owners on pending applications. After an eight-month departure following the birth of her second son Andy, Robin returned to the PC office as Chief of the Administrative and Notification Branch/ Management Analyst II. Holding this position from October 1989 to December 1999, Robin managed the land-use notification process for applications scheduled for public hearing by the Planning Commission and Board of Supervisors; advised land-use attorneys, staff and citizens on Fairfax County land-use policies; compiled and maintained statistical data; created instruction manuals for use by applicants; designed the *Fairfax County Planning Commission Handbook*; and worked with senior staff from other departments on special projects, including the first *Citizens Guide to the Area Plans Review Process*. She was also elected to serve on the Fairfax County Employees



Advisory Council in 1993.

Robin's final position was Assistant Director/Management Analyst III, which she had held from December 1999 until her retirement. In this senior management capacity, she continued to attend Commission and Committee meetings; planned, designed and coordinated special projects individually or as a member of interagency project teams, including the Area Plans Review Notification Process, *Citizens Guide to the Area Plans Review Process*, Comprehensive Plan Amendment Tracking System (CPATS) Database, 70th Planning Commission Anniversary Celebration and Continuity of Operations Planning; advised the Commission, staff and citizens

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Planning Commission Honors Rodney Lusk

On Sunday, June 19th, current and former members of the Planning Commission were joined by county staff, family, friends and members of the development community to honor former Lee District Commissioner Rodney L. Lusk. The Appreciation dinner was held at the Waterford of Springfield.

Following opening comments by Chairman Peter F. Murphy, Jr., Vice Chairman Walter L. Alcorn and Lee District Supervisor Jeff McKay presented tributes to Lusk, highlighting some of their more memorable experiences with him. On behalf of the Commission, Murphy presented Lusk with a plaque honoring his years of service, as well as "special gifts"



(left to right) Alcorn, Murphy, Lusk & his wife Jackie, & Supervisor McKay

from his Lee District successor, James T. Migliaccio, who was unable to attend.

Lusk had resigned from the Commission on June 30, 2010, after serving six-and-a-half years as the Lee District representative.

Professionally, he serves as Director of National Marketing at the Fairfax County Economic Development Authority, and remains an active participant in community service throughout the county, including as a member on the Governing Board

of the Fairfax-Falls Church Partnership to Prevent and End Homelessness in Ten Years and President of the Business Alliance at George Mason University.

Planning Commission Roundtable

The *Planning Commission Roundtable*, a 30-minute panel discussion on Cox Cable Channel 16, is broadcast every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (if the Commission is not in session or the meeting has finished) and features various "experts" on land use-related issues of interest to Fairfax County residents. The *PC Roundtable* has covered 70 topics since its inception in 2003. A summary of each broadcast is included on the Planning Commission Web site. All former broadcasts can be viewed at the Planning Commission Office, Suite 330, 12000 Government Center Parkway, Fairfax, VA 22035. In addition, beginning with the July/August 2009 broadcast, DVD copies



can also be borrowed from the Commission Office's "video lending library." If interested, call the Commission Office at 703-324-2865. For summary information about previous *PC Roundtable* programs, visit www.fairfaxcounty.gov/planning/roundtable.pdf.

The three programs described below were broadcast from May 2011 – August 2011, with the most recent edition available via live video streaming during the scheduled Channel 16 broadcast times. The July/August telecast is also available anytime via Video on Demand on the county's Web site at: http://www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm.

Role of At-Large Members/PC Mailbag – *Broadcast in May 2011*

This broadcast of the *Planning Commission Roundtable* featured a discussion of the roles of At-Large members of the Planning Commission and answered some questions received in the "PC mailbag." Planning Commission Chairman Pete Murphy spearheaded the discussion along with At-Large Commissioner Walter Alcorn, Vice Chairman and Tysons Corner Committee Chairman, and Jim Hart, At-Large Commissioner and Chairman of the Environment Committee.

Comprehensive Plan/Area Plan Review Process Update – *Broadcast in June 2011*

This edition of the *Planning Commission Roundtable* provided an update of the Comprehensive Plan review process now underway in the county and possible changes to its future outlook. Planning Commission Chairman Pete Murphy moderated this program and

was joined by staff with the Planning Division, Department of Planning and Zoning: Meghan Van Dam, County Planner III; Kim Rybold, County Planner II; and Jennifer Lai, County Planner II, as they discussed the Comprehensive Plan and overall Area Plans Review process.

West Ox Road Public Safety Complex – *Broadcast in July/August 2011*

The July/August broadcast of the Planning Commission Roundtable features an update of the various Virginia State and Fairfax County components currently operating at the West Ox Road Public Safety Complex. Joining Commission Chairman Pete Murphy for this program are: Tracy Shelton, General Manager for the McConnell Public Safety and Transportation Operations Center; Steve Souder, Director, Department of Public Safety Communications; and Dave McKernan, Coordinator of the Office of Emergency Management.

Robin Ransom Retires

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on land-use policies and procedures, including a presentation with Sully District Supervisor Michael Frey to a visiting delegation of Chinese officials; composed and transmitted Commission recommendations to the Board of Supervisors; developed basic design for the Commission website and subsequent enhancements; compiled the annual *Planning Commission Report of Activities* to the Board of Supervisors; and designed the *Citizens Guide to Planning Commission Public Hearings*. She also completed training and was designated as a Certified Planning Commissioner in December 2002.

When asked which of the positions that she held in the Planning Commission Office was the most enjoyable, she responded, "You would think that's a simple question for me to answer, but actually it isn't. There were challenges with each position and each gave me an opportunity to learn and then to contribute (from something so basic as creating the filing system in my very first position to writing the annual reports in my last position)." She noted that the Assistant Director position was the most challenging and stimulating. "I was afforded the opportunity to interact with Commissioners, Board members, the development community and colleagues from other departments and to work on creative projects, such as procedures for the Area Plans Review process, design of our agency's website, the newsletter, the balanced scorecard for our agency, making a presentation to a visiting Chinese delegation, just to name a few," she explained.

When asked about any special memories, Robin recalled her first complicated project involving the very first semi-Annual Plans Review, which was the one and only time that the Commission decided to amend the Comprehensive Plan twice in one year. She also considered the Occoquan Basin Study and related land-use cases as well as the Commercial and Industrial (C&I) downzoning as the most significant land-use projects that took place during her county career. Robin also disclosed that when she was taking notes at a Commission



Pete Murphy presenting Board Proclamation to Robin (l to r): Murphy, Jim Wyckoff (former PC Executive Director), Barbara Lippa, Chris Ransom, Robin & grandson Ethan

meeting on the Franklin Farm residential project in the early 1980s, she had no idea that she would ultimately live there a few short years later. Robin cited another memorable experience when the late former Commission Chairman Ed Gurski insisted that they continue a Commission meeting (held in the Massey Building) in the dark following an electrical storm. She also recalled a few "somewhat bizarre" requests from citizens and her responses: "No, unfortunately I am not able to personally lower your tax rate" and "I sympathize that your windows are extremely close to those of your neighbors but I am unable to contact them to require that they close their bedroom curtains."

At Robin's final Planning Commission meeting on June 16th, Chairman Peter F. Murphy, Jr. commended her exceptional service to Fairfax County:

"Robin has done an extraordinary job through all these years.... To say that she's done an outstanding job would just be an understatement because over the years, and the many members of the Planning Commission that she has met and been with and taken care of with her ingenuity, her creativity, her professionalism, her thoroughness, not only with the members of the Planning Commission, but how she deals upfront and personally on a day-to-day basis with the citizens in Fairfax County who call the Planning Commission

Office and who want guidance or suggestions or to complain. And she's always done that in a great professional way. And we're not going to say goodbye to her because that would be ridiculous. She's going to still be in Fairfax County and we will see a lot of her, but tonight is her last meeting. And on behalf of the Planning Commission and our families, we wish you and your family the best as you go into a new part of your life and begin anew, and we wish you the best of luck and Godspeed, and thank you for all you did for us. I also recognize her great rapport and her communication ability with other members of Fairfax County staff — one of the key jobs she does on a day-to-day basis... And those creative talents that I was talking about just are responsible for a lot of good things we've done with other members of our staff, for example our newsletter."

Chairman Murphy presented Robin with a Board Proclamation recognizing her long service to the county:

"Whereas, Robin Ransom has been a dedicated employee of Fairfax County for almost 35 years; and Whereas, in the 35 years with Fairfax County, Robin Ransom has greatly contributed to efforts to inform citizens by authoring such works as the *Instructions for Preparing Notifications*, the *Citizens Guide to the Area Plans Review Process*, the *Citizens Guide to Planning Commission Public Hearings*; and Whereas, as the Assistant Director of the Planning Commission, Robin Ransom has helped improve Fairfax County Government by developing training programs for staff and monitoring compliance; and Whereas, Robin Ransom has supported the County's efforts to modernize and become more accessible to residents of Fairfax County by designing and updating the Planning Commission Web site; and Whereas, Robin Ransom has promoted growth in Fairfax County by helping business and local professions with land-use policy advice and producing instructional manuals for the development community; now therefore, I, Chairman Sharon Bulova, on behalf of the Fairfax County Board of Supervisors and the citizens of Fairfax County, do hereby proclaim the 17th day of June, 2011, 'Robin

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Robin Ransom Retires

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Ransom Day' in Fairfax County, and hereby commend her for her dedication to the County and wish her all the future happiness and success that one could have."

Robin responded: "Thank you very much. I'm touched and honored, and it's been a privilege to work for Fairfax County and for Barbara and for Pete and the rest of the members of the Planning Commission. Thank you all, and thanks to my family for not complaining about Thursday night meetings for almost 35 years."

Chairman Murphy also presented the proclamation at the reception held in Robin's honor on June 17th.

When asked about her major accomplishments at the Planning Commission Office, Robin cited these: "A few things: my role in setting guidelines for minutes preparation and creating *Notification*

Instructions for use by applicants, creating the Planning Commission Handbook, my role in the *Planning Communicator* newsletter, my role in helping to design the Commission's website and helping to establish the *Citizen's Guide to the APR Process*."

Two of the most important things Robin said she learned from her time in the Planning Commission Office were: 1) "The most important and yet the most simple, to listen in order to learn, and 2) With regard to actual land-use applications, I learned the history of the county and its plans for the present and the future." She said what she misses the most already from her time at the county are the staff and the Commissioners. "I also miss the complexities of various applications and the interesting debates that occurred during the public hearings. I never lost my love of land-use and my fascination with

people," she added.

When questioned about advice she would give to a new employee in the Planning Commission Office, Robin replied, "First, listen in order to learn, which was one of the things that I did or at least tried to do; second, if you err (and you will) be the first one to point it out and accept responsibility; third, prioritize with calm because nothing is as ineffectual as frenzy; and fourth, make suggestions and be creative. One of the best things about the Planning Commission Office is that our agency director is generally very approachable."

that she will continue to work at Inova at least until her husband retires from his job as a County School bus driver for Special Education students, in approximately four years. "Perhaps in five or six years I will decide to actually not work, but that remains to be seen," she noted.

Outside of work, Robin spends a great deal of time with her two sons, Ryan and Andy, and grandson Ethan, participates in family activities, and visits her mother who resides in the Knollwood Nursing Home. She is looking forward to scheduling time for her farewell gifts including: a stay at the Poplar Springs Inn and Day Spa in Casanova, Virginia, from County staff; a "romantic get-way night" at the Bavarian Inn in Shepherdstown, West Virginia and lunch at L'Auberge Chez François restaurant in Great Falls, Virginia, from the Planning Commission members; and an Atlantic City, New Jersey weekend, courtesy of Barbara Lippa, Executive Director, Planning Commission Office. Robin also



Robin with some of the current and former Commissioners at her farewell reception.

When asked about her thoughts on retiring, Robin's first thought was, and still is, "where did all those years go?" She admitted that it seemed like last month when she started rather than 1976. She also found it difficult to fathom the many changes in the composition of the Planning Commission Office staff and the Commission that she had witnessed, including the many changes within her own family such as the birth of her two sons, marriage to John Hardy and his later death, birth of her grandson and subsequent reunion with Chris Ransom, her "high school/college sweetheart."

Robin maintained that she is too young to actually not work; therefore, she now works at Inova Fairfax Hospital, Department of Pathology, as a Senior Medical Transcriptionist, which was the same position she had held part-time for 17 years, but now on a full-time basis. She suspects

plans to take her first cruise sometime in the winter or spring months. Although she is not yet sure of her destination, she said she will enjoy looking into the many options leaving from Baltimore.

Robin expressed appreciation to everyone she has had the pleasure of working with throughout her county career. "To have been a member of the Planning Commission staff for nearly 35 years – you not only have to love land-use, you have to genuinely appreciate your colleagues. It has been my honor to have known and worked with County staff and Planning Commissioners, past and present," she conveyed.



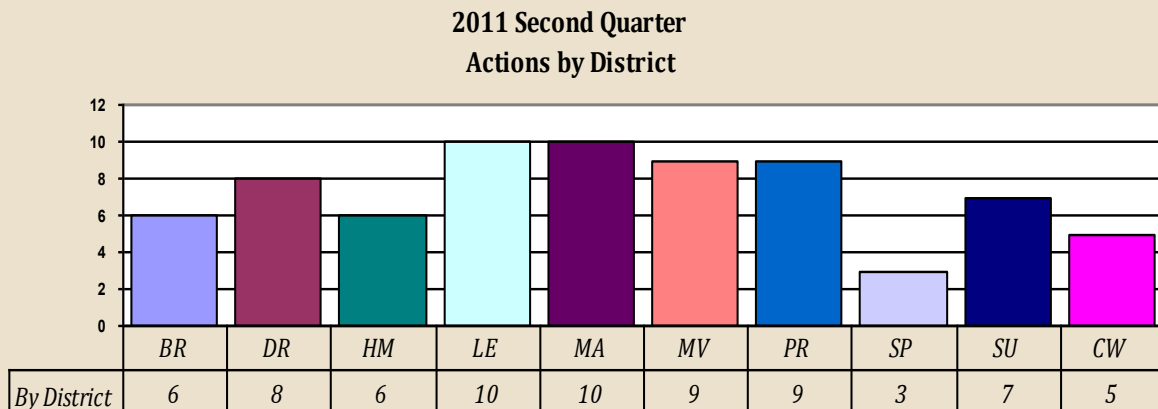
Land Use Update

The Planning Commission held a total of 22 meetings during the second quarter of 2011 (10 regular meetings, PC Seminar, and 11 committee meetings). As documented in the table below, the number of land use actions taken during April through June decreased in 2011 over that of the previous year. The number of speakers at public hearings held during the second quarter also decreased from 85 in 2010 to 32 in 2011.

Five-Year Comparison of Planning Commission Second Quarter Land Use Activity 2007 - 2011					
	2007	2008	2009	2010	2011
Committee Meetings	13	6	13	6	11
Regular Meetings	13	13	12	13	11
Speakers	45	70	71	85	32
Actions	73	73	82	118	73

District Breakdown

As illustrated below, the highest number of land use actions taken by the Planning Commission in the second quarter of 2011 occurred on Lee, Mason, Mount Vernon and Providence District applications. The fewest actions were taken on cases located in the Springfield, Braddock, and Hunter Mill Districts. The figure below depicts second quarter activity for each district.



Types of Applications

Of the 73 land use actions taken during the second quarter of 2011, the most prevalent were "feature shown" applications (items determined by the Commission to be a "feature shown" of the Comprehensive Plan). Below, in ascending order, is a list of the number of actions (by application type) taken by the Planning Commission during the months of April through June.

Administrative actions.....	0
Code Amendments.....	5
Proffered Condition Amendments.....	5
Public Facility (2232) applications & amendments.....	9
Development plans, amendments & signage plans.....	7
Rezoning, PRC applications, and A&F applications.....	10
Special Exception applications & amendments	11
Comprehensive Plan & APR Amendments.....	4
"Feature shown" applications & amendments.....	22

PC Committee Updates

Environment Committee

Members: James Hart, Jay Donahue, Earl Flanagan, Ken Lawrence, Tim Sargeant

Alternates: Walter Alcorn, Frank de la Fe, James Migliaccio

May 26: The Planning Commission's Environment Committee resumed work on the proposed Green Building Policy Plan language contained in the revised strawman document. Maya Dhavale and Noel



Kaplan, Environment and Development Review Branch, Planning Division (PD), Department of Planning and Zoning (DPZ), discussed proposed changes to the Policy Plan language and answered questions from the Committee.

Responding to a question from Commissioner Donahue, Ms. Dhavale indicated that staff would examine green building rating systems submitted by applicants if they were not using ENERGY STAR qualifications, but applicants would need to provide staff with enough time to review comparability.

While discussing electric vehicles and alternate fuels with a focus on Policy g, which encouraged the "provision of charging stations and related infrastructure for electric vehicles within new development and redevelopment proposals," Commissioner Donahue voiced his concern that it would not encourage people to charge their electric vehicles at appropriate times. Commissioner Lawrence suggested that staff explore the concept of encouraging readiness to provide the infrastructure necessary.

Replying to a question from Commissioner Sargeant, Mr. Kaplan explained that the Building Code would not hinder the establishment of charging stations for electric vehicles; rather the intent of Policy g was to provide the opportunity for developers to retrofit sites to meet demand. He indicated that a forthcoming report from the MITRE Corporation would address the costs of retrofitting facilities for vehicle charging.

July 7: The focus of this meeting was to provide an introduction and overview for stakeholders on the draft Green Building Policy Plan strawman document. Ms.

Dhavale summarized the draft language and discussed changes made to the draft language. Chairman Hart noted that while the strawman had been through several iterations already, the Committee had not voted or finalized the language since stakeholder input was still needed.

Oomer Syed, Director, Landscape Architecture, William H. Gordon Associates, Inc., addressed the LEED rating system and in particular, LEED for Neighborhood Development (LEED-ND). He recommended a flexible policy to attain certification under this rating system if it was determined to be superior. Inda Stagg, Senior Land Use Planner, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, suggested that staff compile a list of equivalent green building rating systems and make it available to developers.

Ms. Dhavale and Mr. Kaplan discussed Policy g for electric vehicle charging stations in multi-family residential developments. Mr. Kaplan explained that it would typically take several hours to recharge an electric vehicle; therefore, residents should have the opportunity to recharge their vehicle at home. It was the consensus of the Committee that Policy g should be revised to clarify that electronic vehicle charging stations should be encouraged throughout Fairfax County with an emphasis on multi-family and townhouse developments.

July 27: At this session, the Environment Committee held its second opportunity for stakeholders to contribute feedback on the draft Green Building Policy Plan strawman document. Ms. Dhavale presented an overview of the comments, questions, concerns and recommendations received on the draft language to date, noting that staff had organized them into categories for discussion purposes. Following her presentation, various stakeholders provided input for consideration and were encouraged to submit additional suggestions or changes to the Policy language via e-mail to plancom@fairfaxcounty.gov.

Chairman Hart requested that staff prepare a matrix summarizing each of the suggestions along with the correlated prominent issues, existing and proposed language, rationale, and name of the recommender, noting that the original comments would be appended to this matrix. All of the original comments

received would be made available for review in the Planning Commission Office, upon request.

Chairman Hart noted that stakeholders would have another opportunity to discuss issues at a public workshop scheduled before the full Commission on Wednesday, September 14th, at 8:15 p.m., in the Board Auditorium. Anyone interested in speaking at this session was encouraged to register by 3 p.m. on September 14th online at www.fairfaxcounty.gov/planning/speaker.htm or by calling the Commission Office at 703-324-2865.

Telecommunications Committee

Members: Peter Murphy, Earl Flanagan, Janet Hall, John Litzenberger, James Migliaccio

Alternates: James Hart, Ken Lawrence

May 5: Revisions to the draft strawman of the *Mobile and Land-Based Telecommunication Services* section of the Policy Plan were discussed by the Committee with Chris Caperton, Chief, Public Facilities Branch, and Anita Capps, Senior Planner, PD, DPZ. Most notable that evening were discussions on the height of telecommunications facilities and mitigation of visual and environmental impacts.

June 16: The Committee continued discussion on the proposed Policy Plan language. Edits submitted by Committee members and staff were reviewed, further modified and returned to staff for additional rewrites. Additional discussion on Policy h was held to provide mitigation measures that would address the visibility and/or height of a proposed telecommunications facility.



July 20: Committee members focused discussion on a table listing the pending/received 2232/"Features Shown" applications and commented on:

- Table layout (ease of finding information)
- Maintenance – how often it would be updated
- Effectiveness as an online tool (if it

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PC Committee Updates

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should be posted or not)

- How often updated information should be provided to the Commission
- Transmitting the information (via Web or e-mail) to the Commission, and
- Timelines for 2232 and "Features Shown" applications.

Tysons Corner Committee

Members: Walter Alcorn, Jay Donahue, Frank de la Fe, Ken Lawrence, James Migliaccio

May 11: The Tysons Corner Committee discussed the Tysons Partnership, which was formed on January 19, 2011 as a private, non-profit 501 (c)(3) umbrella organization comprised of local stakeholders committed to the redevelopment of the Tysons Corner area. Keith Turner, Cityline Partners LLC, Chairman of the Tysons Partnership, explained how the Partnership was organized and how the various elements would work together with Fairfax County and surrounding communities to achieve the redevelopment of Tysons. Mr. Turner explained that he had also reached out to the Washington Metropolitan Area Transit Authority and members of the McLean Civic Association, Greater Tysons Civic Coalition and Town of Vienna.

Responding to a question from Commissioner de la Fe, Mr. Turner said he believed that the efforts of the Partnership would benefit the Fairfax County Economic Development Authority and its effort to market Tysons as a dynamic business setting. He also noted that a Web site for the Partnership would be available in the coming months, which would include schedules, agendas and summaries of council meetings.

For more specific information on the Tysons Partnership, please see the April 2011 issue of the *Planning Communicator*: <http://www.fairfaxcounty.gov/planning/april2011newsletter.pdf>

May 18: The Committee received a quarterly status update on the Tysons Plan implementation. Barbara Berlin, Director, Zoning Evaluation Division (ZED), DPZ, delivered a PowerPoint presentation which highlighted several submitted rezoning applications, including the Spring Hill

Station, Dominion Square and Solutions Plaza. Responding to questions from Commissioner Lawrence, Ms. Berlin indicated that none of the rezoning cases would be built immediately due to the fact that the Plan anticipated the transformation of Tysons to occur over a 40-50 year period. Barbara Byron, Director, Office of Community Revitalization and Reinvestment (OCRR), also reported that information on all the submitted rezoning cases and the Tysons Corner Interactive Portal Map were available online at www.fairfaxcounty.gov/dpz/tysonscorner/tysons-active-zoning-cases.htm.

James Zook, Consultant, DPZ, reminded the Committee that the Planning Commission and Board of Supervisors had both made additional motions following approval of the Plan Amendment for the Tysons Corner Urban Center, with the emphasis of this



meeting focusing on street grids and transportation issues. Commissioner Lawrence said that as the grid of streets evolved, staff would need to locate space to ensure that the network of roads worked properly. Thomas Biesiadny, Acting Director, Fairfax County Department of Transportation (FCDOT), reviewed slides on transportation and transit studies, noting that the conceptual grid of streets would be updated based on future engineering analyses. Responding to a question from Commissioner Donahue, Mr. Biesiadny said that staff was working with landowners in Tysons to create a grid of streets for testing.

The meeting also included a discussion on financing for the required transportation improvements in Tysons. Commissioner Lawrence voiced his concern over using formulaic approaches to financing the improvements, saying that more creative and flexible means were necessary and that research should be done to see how other

jurisdictions handled similar projects. Commissioner Sargeant reminded the Committee that many people were anticipating ways in which lessons learned from the Tysons Plan implementation could be applied to other redevelopment areas in Fairfax County, such as the Richmond Highway Corridor and Bailey's Crossroads.

June 22: The Committee was briefed by Mr. Biesiadny on the work completed to date on the Tysons Corner Transportation Design Standards by FCDOT and the Virginia Department of Transportation (VDOT). He said FCDOT staff had been working with VDOT and several other Fairfax County agencies for the last six months in an effort to develop the urban street standards for Tysons Corner. Eric Teitelman, Chief, Capital Projects and Operations Division, FCDOT, narrated a PowerPoint presentation highlighting Levels of Service (LOS), congestion and the Tysons Corner Master Bicycle Plan.

Mr. Teitelman indicated that the LOS was calculated on a peak traffic hour and Mr. Zook added that there were three peak hours of traffic in both the morning and evening in the Tysons area. Ms. Byron said the long-term goal of the Plan was not based on adding extra lanes, but to focus on a narrow street grid. She further explained that streets and development in Tysons would both grow incrementally. Mr. Teitelman also reminded everyone that the Tysons Plan was a 40-year plan and not all growth and development would occur immediately.

Mr. Teitelman noted that the Tysons Corner Master Bicycle Plan, which extended approximately three miles outside of the Tysons perimeter, was still being developed by FCDOT. He said one of the recommendations in the Plan would be to install directional signage for bicyclists to help them find the best accessible routes through Tysons, although there would not be many bicycle trails in the downtown core area. Responding to a question from Mark Zetts, Chairman, Planning and Zoning Committee, McLean Citizens Association (MCA), Mr. Teitelman explained that new standards would permit on-street loading and truck maneuverability and allow temporary encroachments of loading vehicles into bicycle lanes. He also commented on the difficulty of maintaining a balance between vehicle progression and pedestrian walkability in Tysons, noting

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PC Committee Updates

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that even with careful planning some congestion issues would arise due to planned intensities.

June 29: This meeting focused on the Tysons Corner Interim Metro Parking Study with Mr. Biesiadny indicating that the Board of Supervisors had directed staff to explore temporary parking options at Metrorail stations until development made parking undesirable. Responding to a question from Commissioner Hart, Eileen McLane, Zoning Administrator, DPZ, stated that the provision of existing parking spaces for an interim public commuter lot only required an agreement between the county and property owner, but if new spaces were needed the owner would need to submit a grading plan and possibly a new site plan. Ms. Byron pointed out that the county would not pay for interim commuter lots in Tysons but could possibly benefit financially from a given agreement.

Mr. Biesiadny indicated that regardless of whether the county provided commuter parking through an agreement with a private owner, some property owners were still interested in providing commercial commuter parking on an interim basis. He said it would be more beneficial to enter into a public commuter lot agreement because it would include conditions regarding operation of the temporary lot. Mr. Biesiadny pointed out that the eventual removal of interim parking areas near Metro stations would provide greater incentives for commuters to use a feeder

bus network. Commissioner Lawrence commented that if an easily accessible bus service was provided, it would allow commuters to travel to Tysons from areas such as Vienna. He added that commercial parking could also be profitable and would most likely share parking structures with nearby offices. He proposed that a parking management entity would be needed to coordinate shared parking efforts and enforce parking regulations.

Following discussion, it was the consensus of the Committee to recommend that staff compare Metro parking policies in



Arlington County with Fairfax County's Zoning Ordinance and consider a fairly large number of smaller, dispersed sites for interim Metro parking.

July 14: Transportation funding was the main topic for the Committee. Scott Sizer, Revitalization Program Manager, OCRR, delivered a PowerPoint presentation on a possible formula for implementing transportation improvements. During the ensuing discussion he noted that the estimates for private funding of roads only addressed construction and land acquisition. Mr. Sizer said that the

envisioned transit enhancements to the circulator system would ultimately evolve into street cars or a light rail network after beginning as a rubber tired system. He also noted that this enhanced transit service would include communities inside and outside of Tysons. Answering a question from Mr. Zetts, Mr. Biesiadny explained that staff envisioned developers contributing a certain dollar amount per square foot into a Tysons Road Club, which would help fund the connection of public and private streets.

Providing comments to the Committee on transportation funding, Rob Jackson, President, MCA Board of Directors, said he had always assumed that there would be a need for transportation improvements for particular Tysons development projects, such as widening of roads and access to the Dulles Toll Road, despite the rate of growth in Tysons. He opined that the funding model should be protected from tax increases or cuts to Fairfax County programs. Mr. Jackson indicated that during discussions between VDOT, landowners and attorneys, it had been suggested that the 75-25 cost allocation formula that had been used previously during the Route 28 corridor improvements be considered for Tysons; however, Commissioner Donahue questioned whether this was a legitimate comparison. He also noted that he had spoken with Loudoun County and VDOT staff and that the MCA was maintaining an open mind but believed that Fairfax County residents should not be burdened with unreasonable tax increases to fund Tysons infrastructure.

Telecommunications Seminar

On Saturday, May 14th in the Board Conference Room of the Fairfax County Government Center, members of the Planning Commission

met with representatives of American Tower, T-Mobile, Alcatel-Lucent, Milestone Communications and the Department of Planning and Zoning to discuss recent innovations in telecommunication

technologies to accelerate network deployment (i.e., Distributed Antenna Systems and Alcatel-Lucent Light Radio small cell technology), demand for increased wireless broadband capacity and other issues currently facing the wireless industry to improve their mobile broadband coverage in Fairfax County.

Additional topics included proposed changes to the *Mobile and Land-Based Telecommunication Services* section of the Public



Facilities element in the Policy Plan of the Comprehensive Plan and the county's review of 2232 telecommunications facility applications for Comprehensive Plan conformance.

Following the seminar, a brief closed session was held by the Commission to consult with the

County Attorney's Office regarding recent legal cases impacting telecommunications matters.

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Timothy J. Sargeant
At-Large

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Planning Communicator:

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This publication will be made available in alternative formats upon request. Please call 703-324-2865 (V), 703-324-7951 (TTY). Please allow seven days for the preparation of material.

PC Staff Welcomes New Employee



The Planning Commission "family" welcomed Jacob L. Caporaletti on June 20, 2011 as the new Administrative Assistant III/Associate Clerk to the Commission. This position became vacant after Jeanette Nord was promoted to Administrative Assistant IV/Deputy Clerk to the Commission.

Jacob, who resides in Fairfax, has lived in Fairfax County for over 25 years. He graduated in 2008 with a Bachelor's degree in Communications from Virginia Tech and also attended Oakton High School. He was previously employed as a Technical Support Analyst with Hobsons in Fairfax, providing customer assistance to major educational institutions such as Harvard, Yale, Boston College and 400 other schools.

In his spare time, Jacob likes to read comics, blog on comic-related topics and converse with fellow fans on his own comic book fan site. He is an avid fan of X-men, Batman, Superman, Spider-Man, Avengers and the Hulk. He is also a big football fan and his favorite teams are the Virginia Tech Hokies and Washington Redskins. When Jacob is not watching sports or reading comics, he enjoys hanging out with his family and the company of his closest friends.

Fred Selden Appointed Director of DPZ

Congratulations to Fred R. Selden for being appointed by the Board of Supervisors as Director of the Department of Planning and Zoning (DPZ). He assumed this new position on Monday, August 1, 2011.



Selden began working for the county as a planner in 1988. Prior to his career with Fairfax County, Selden worked at the Metropolitan Washington Council of Governments, United Research and Development Corporation and the Institute for Urban Affairs and Research at Howard University. Selden earned a master's degree in urban planning from Howard University.

During his tenure at the county, Selden has helped lead the efforts to transform Tysons Corner into a walkable, environmentally friendly urban center. This Plan was recognized in 2010 with the prestigious Daniel Burnham Award from the American Planning Association. Additionally, he has overseen the county's efforts to redevelop and revitalize the Annandale and Baileys Crossroads areas, as well as adopt county policies supporting public art, green building and workforce housing.

Congratulations!